

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 16, 1969

Appeal No. 9988      David Ord Alexander, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with William S. Harps absent, the following Order was entered at the meeting of the Board on May 20, 1969.

EFFECTIVE DATE OF ORDER - June 19, 1969

ORDERED:

That the appeal for permission to establish a parking lot on lot 809, Square 531, for 5 years, at 519 - 4th Street, NW., be conditionally granted.

FINDINGS OF FACT:

1. The Subject property is located in an SP District.
2. The property is presently improved with a vacant apartment building.
3. Appellant proposes to use the subject property as a parking lot for a period of 5 years as an extension of an existing parking lot located at 507-515 - 4th Street, NW., lots 17-19, 806-808 which is also zoned SP and under the same ownership as the subject property.
4. The existing parking lot was approved in BZA Appeal No. 9249.
5. Appellant alleges that no further curb cuts will be necessary and that total site area of both lots combined is 16,953, square feet of which 12,256 square feet is continuing as existing parking.
6. Appellant seeks to extend that area by 4,697 square feet which is the area of lot 809.
7. Appellant alleges that he is willing to continue the brick wall which exists on the current parking lot on the frontage of the proposed lot.

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8. Department of Highways and Traffic offers no objection to the granting of this appeal.

9. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the establishment of this parking facility will not create any dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be adversely affected and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of 5 years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (c) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (d) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (f) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

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- (g) A water faucet shall be provided in order to insure the upkeep of the foliage and plantings.
- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure are otherwise permitted in the zoning district in which the parking lot is located.
- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.